

प्रावेशिक योजना - जळगांव-भूसावळ

महाराष्ट्र प्रावेशिक व नगर रचना

अधिनियम, १९६५ चे कलम २०(३)

अन्वयेची नोटीस -

टाऊनशिप संदर्भात.....

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्र. टिपीएस-इ५०५/जळगांव-भूसावळ प्रायोगिनिनि/नवि-९

मंत्रालय, मुंबई : ४०० ०३२.

दिनांक : १६ ऑगस्ट, २००५

शासन निर्णय :- सोबतची शासकीय नोटीस महाराष्ट्र शासनाच्या राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने.

मनोहर भारवे
(मनोहर भारवे)
कार्यासन अधिकारी

प्रति,

विभागीय आयुक्त, नाशिक विभाग, नाशिक

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे

उपसंचालक नगर रचना, नाशिक विभाग, नाशिक

जिल्हाधिकारी, जळगांव

सहायक संचालक नगर रचना, जळगांव शाखा, जळगांव

व्यवस्थापक, शासकीय मुद्रणालय व ग्रंथागार, येरवडा कारागृह, पुणे.

(त्यांना विनंती की, सोबतची शासकीय नोटीस महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१ नाशिक विभागीय पुरवणी मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, पुणे, उपसंचालक नगर रचना, नाशिक विभाग, नाशिक, जिल्हाधिकारी, जळगांव व सहायक संचालक नगर रचना, जळगांव शाखा, जळगांव यांना पाठवाव्यात.)

कक्षा अधिकारी, नवि-३ नगर विकास विभाग, मंत्रालय, मुंबई

त्यांना विनंती की, सदरहू सूचना विभागाच्या वेब साईटवर प्रसिद्ध करावी.

निवडनस्ती कार्यासन नवि-९

20080207102626002

**Maharashtra Regional and
Town Planning Act, 1966.
Notice under section 20(3) of**

**Regarding Regulations for
Development of Townships in
area under Jalgaon-Bhusaval
Regional Plan.**

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated 16th August, 2005.**

NOTICE

No. TPS 3505/Jalgaon-Bhusaval R.P.DCR/UD-9:

Whereas Government has sanctioned the Development Control Regulation for Regional Plan for Jalgaon-Bhusaval Region (hereinafter referred to as "the said Regulation") vide Notification No. TPS 3585/116/C.R.165/UD-9, dated 12.11.1991, as per the provisions of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") which has come into force with effect from 1.2.1992;

And whereas, Development Control Rules of the said Regional Plan does not contain the provisions for Special Township;

And whereas, Public Housing has been one of the major concerns of policy planning. It has been realised that there is a need to incentivise investment by private sector in development of housing. With this in mind, Government of India announced its policy to permit 100% direct foreign investment for development of integrated towns. Government of Maharashtra in collaboration with Maharashtra Economic Development Council had organised an International Infrastructure Summit in 2002. A concept paper was presented by the Urban Development, which was widely appreciated. Consultations with planners, architects and developers were held and the Government of Maharashtra finally approved the Special Township Scheme in the year 2004. The idea is to promote private investment in housing sector to facilitate housing at reasonable prices and also to create a hassle free atmosphere for investors. The new policy has to form a part of the existing DCR of Municipal Corporation/Councils and Development Control Regulations for regional plan areas.

And whereas, accordingly, Development Control Regulations (DCRs) exclusively for Special Townships, (hereinafter referred to as "the said Regulations") have been prepared and it is proposed to incorporate the said Regulations, in the Development Control Regulations of all the Municipal Corporations, New Town Development Authorities, Special Planning Authorities, Municipal Councils (hereinafter referred to as "the said

Authorities") and also in the Development Control Regulations of all the Regional Plans of the State, by taking recourse to procedure laid down in Section 37 and 20 (as the case may be) of the said Act thereby modifying the relevant Development Plan/Regional Plan in as much as Regulations thereof are concerned (hereinafter referred to as "the said modification").

And whereas, under the powers conferred by sub-section (3) of section 20 of the said Act, Government in Urban Development Department had published a notice No. TPB 4302/2080/CR-215/02/UD-11 dated 21/8/2004 (hereinafter referred to as "the said notice") in respect of Jalgaon-Bhusaval Regional Plan to invite suggestions/objections from the general public on the said modification and appointed the Dy. Director of Town Planning, Nashik Division, Nashik as an Officer to hear the suggestions/objections which may be received and submit his report on the same to Government.

And whereas, thereafter the said Act has been amended to include the provision for Special Township Project vide Maharashtra Act No. XXIII of 2005 which appeared in Maharashtra Government Gazette (Extra Ordinary) dated 19/5/05;

And whereas, since the said notice published by the Govt. is prior to the amendment to the said Act, Government hereby withdraws the same;

And whereas, Govt. has decided now to revise the said Regulations as per Schedule-A;

Now therefore in accordance with the provisions contained in section 20(3) of the said Act, Govt. hereby publish this notice for inviting suggestions and objections to the Regulations contained in Schedule-A from the public with reasons thereof within 30 (thirty) days from the date of publication of the notice in Maharashtra Government Gazette. The suggestions and objections shall be addressed to the Dy. Director of Town Planning, Nashik Division, Nashik who is hereby authorised to hear the suggestions and objections which may be received within the aforesaid stipulated period and submit his report to Govt. The suggestions and objections received within the aforesaid stipulated period will only be considered by Govt.

Note:-

A) A copy of the proposed Regulations for Development of Special Township in area under Jalgaon-Bhusaval Regional Plan i.e. Schedule-A is kept open for inspection by the general public in the offices of the following officers:

- 1) Dy. Director of Town Planning, Nashik Division, Commissioner Office Compound, New Administrative Bldg, Nashik Road, Nashik
- 2) The Collector, Jalgaon
- 3) Assistant Director of Town Planning, Jalgaon Branch, Jalgaon

B) This notice is also available on Govt. web site
www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

(Sudhakar Mangnure),
Deputy Secretary to Government.

SCHEDULE 'A'

REGULATIONS FOR DEVELOPMENT OF SPECIAL TOWNSHIPS IN AREA UNDER JALGAON-BHUSAVAL REGIONAL PLAN

A. GENERAL REQUIREMENTS:

1. APPLICABILITY: These Regulations would be applicable to the area under sanctioned Jalgaon-Bhusaval Regional Plan excluding the area under jurisdiction of Municipal Councils and Maharashtra Industrial Development Corporation and Special Planning Authority, if any.

1.1. AREA REQUIREMENT: Any suitable area preferably vacant having sufficiently wide means of access (not less than 18 mt wide) can be identified for the purpose of development as "Special Township". The area under the Special Township shall not be less than 40Ha (100 acres) at one place, which shall not include the area under forest, water bodies like river, creek canal, reservoir, lands falling within the belt of 100 mt from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, land falling within the belt of 200 mt. from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaonthan areas or congested areas, truck terminus specially earmarked on Regional Plan, wildlife corridors and biosphere reserves,

1.2. MANNER OF DECLARATION: Any area identified above and if found suitable can be Notified by Government in Urban Development Department by following procedure under section 20 of the Maharashtra Regional and Town Planning Act 1966 and also in such other manner as may be determined by it for the purpose of development as "Special Township".

1.3. INFRASTRUCTURE FACILITIES: The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the on site infrastructure, i.e. roads, including R.P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any designated in the Regional plan, in accordance with the prevailing regulations.

(a) **Water supply:** The developer shall be required to develop the source for drinking water (excluding the groundwater source) or make firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 litres per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population

(Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.

(b) **Drainage and Garbage disposal:** The developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board.

(c) **Power:** The developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4. ENVIRONMENT: The development contemplated in townships shall not cause damage to ecology. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF's notification dated 7th July 2004. The Township shall provide at least 20% of the total area as park/garden/playground as mentioned in 4(f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public free of cost.

Eco-friendly amenities like solar water heating for the Township shall be mandatory.

2. SPECIAL CONCESSIONS:

(a) **N.A. Permission:** Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-agriculture assessment however will commence from the date of sanction of scheme as per Regulation No.6(c).

(b) **Stamp Duty:** The stamp duty rates applicable in Notified Special Township area shall be 50% of prevailing rates of the Mumbai Stamp Act.

(c) **Grant of Government Land:** Any Government land falling under this category will be allotted to the developer.

(c) Grant of Government Land.—Under township area shall be leased out to the developer.

Land held by two or more persons as joint tenants or tenants in common.

Special

more than two hours limit for
any given day, and a limit for
either to be fully satisfied by the
officer or to be fully satisfied by the
defendant who has been charged with
the offense.

is obvious that the Township of Franklin is to be formed from the

However, the author's conclusions are not supported by the data presented by the

house 11A located Socorro, New Mexico, a community of scattered dwellings situated by the mountains. The house is a one-story adobe structure, 16' x 24', with a single room, a kitchen, a bathroom, a front porch, and a rear porch. It is surrounded by a fence and has a small garden area.

(b) **PLANNING CONSIDERATIONS** (c) Building restrictions and site
restrictions (d) Existing zoning (e) Existing buildings (f) Existing structures
(g) Existing roads (h) Existing utility services (i) Existing vegetation
(j) Existing soils (k) Existing water bodies (l) Existing wetlands (m) Existing
wetland areas (n) Existing floodplains (o) Existing flood zones (p) Existing
soil types (q) Existing soil characteristics (r) Existing soil depths (s) Existing
soil infiltration rates (t) Existing soil permeabilities (u) Existing soil
compacities (v) Existing soil strengths (w) Existing soil shear strengths (x)
Existing soil slopes (y) Existing soil stability (z) Existing soil erosion potential
(aa) Existing soil erosion rates (bb) Existing soil erosion control measures
(cc) Existing soil erosion control measures (dd) Existing soil erosion control
measures (ee) Existing soil erosion control measures (ff) Existing soil
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(ss) Existing soil erosion control measures (tt) Existing soil erosion control
measures (uu) Existing soil erosion control measures (vv) Existing soil
erosion control measures (ww) Existing soil erosion control measures (xx)

The Township project has to be an integrated township project. The
district should necessarily provide land for following uses:-

project should necessarily provide for the removal of all structures which would interfere with the proposed highway alignment. It is recommended that the State Highway Department be directed to make arrangements with the appropriate county and townships for the removal of all such structures.

(b) Commercialization of living environments
(c) Educational institutions offering training programs
(d) Amenity Spaces, including parks and playgrounds

is also a very large number of species which have been described and which are not yet well known. The following table gives some idea as to the total number of species of birds in the Parks.

(b) Piping shall be installed in accordance with the piping system design drawings and shall be supported by hangers, supports, and struts in accordance with the piping support system design drawings.

minimum backlog is set to 1000000 units. This is the level of backlog assumed by the model. The backlog decreases over time due to the delivery of units. It is assumed that the system will start with an initial backlog of 1000000 units. The following figure shows the prevailing project backlog meets with the requirements kept on the prevailing

planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular:

(a) Residential : The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilized which is permissible as proportional

to zoning of area under such township at least 50% of the area may be

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used for purely residential development and further out of the total floor area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area upto 40 sq.mt. for L.I.G./E.W.S.

(b) **Commercial:** The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community centre etc. For this purpose 10% of the total floor area proposed for utilised may be used.

(c) **Educational:** Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have area adequate allocation for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.

(d) **Amenity Spaces :** The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centers, town hall, library etc. should not be less than 5% of gross area and should be evenly placed/ed to be utilised for the entire area proposed for the same and to be built for residential purposes. This area can be used for other purposes also.

(e) **Health Facilities :** Adequate area allocation for health facilities for primary health should be provided for. Minimum area required for health facilities shall be as per prevailing planning standards. Properly designed and hierarchical distribution of medical facilities, hospital, dispensary and so on.

(f) **Parks, Gardens and Play grounds:** The township shall also provide at least 20% of the total area as parks/ gardens/play grounds. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20% area should be developed by the developer for such purposes and kept open to all general public free of cost.

(g) **Public Utilities :** Appropriate area allocation should be provided for (a) power receiving station/ sub station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery/cremation ground, (g) bus station, fire brigade station, and other public utilities as per requirements.

(h) **Transport and Communication:** The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below.

Main road/Ring road - 24 meter wide.

Internal road - as per prevailing bye laws applicable to Regional Plan.

(i) Service Industries : In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominated land use would be residential use

Notes :-

- I. All the amenities referred to above shall be inclusive of designated amenities and Amenity space required as per regulations of Regional Plan.
- II. Regional Plan roads in the township area shall be developed and maintained by developer; and the same shall be always open for general public without any restrictions there upon.

5. DEVELOPMENT CONTROL REGULATIONS :-

Prevailing Development Control Regulations of sanctioned Regional Plan shall be applicable mutatis mutandis except those expressly provided in these Special Regulations.

5.1 (i) The total built up area/FSI of entire gross area of the Special township declared as per 1.1 excluding the area under Agriculture/ No Development Zone as also Hill Top Hill Slope Zone and Afforestation Zone, if any, included in the project shall be 1.00. The F.S.I for Agriculture/ No Development Zone if any included in Special Township shall be 0.2 only in proportion to such area of the zone. There will be no limit of total built up area / FSI for the development of individual plots. Height of building shall be as per prevailing Bye laws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra. DRC'S originated from any other area i.e. outside Special Township area shall not be permissible in Special Township area.

(ii) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Collector / Planning Authority about the construction of building as below:

'I have confirmed that the proposed construction in the scheme are as per norms as specified by Indian Standards Institute, for the resistance of earth quake fire safety & natural calamities'.

(iii) Upper and lower ground floor type construction shall not be allowed.

(iv) The following shall not be included in covered area for built up area and F.S.I. calculations.

- a) Area covered by the staircase rooms for stair flights of width 0.75 m. & above, in case of row housing & paint houses and duplexes, 1.2 mt. & above in case of commercial (mercantile) buildings, 2.00 mt. & above in the case of public & semi-public building, subject to payment of premium in consultation with Town Planning And Valuation Department.
- b) Area covered by lift room for a building with height upto 16 mt.
- c) Stilt floor space (exclusively for parking space) constructed under building of maximum cleared height 2.4 mt. and which shall be open atleast from three sides.
- d) Balcony or balconies of a minimum width of one mt. may be permitted free of F.S.I at any upper floor, subject to maximum of 1/3rd length of perimeter of building and such balcony projection shall be subject to the following conditions :
 - I) No balcony shall be allowed on ground floor.
 - II) Balcony or balconies shall be permitted to project in the marginal open space of not less than 3 mt. in width.
- (v) In special Township schemes under Residential zone and No Development Zone trees at the rate of minimum 150 trees per ha. and 400 trees per ha. respectively shall be planted and maintained by the developer.
- (vi) Once the proposal for special Township is submitted to the Government under Regulation No. 7(A) no change of zone proposal in such Township area shall be considered by Government.

5.2. SPECIAL TOWNSHIPS IN AGRICULTURE / NO DEVELOPMENT ZONE (excluding agricultural lands in command area of Irrigation project) :

- (i) Development of Special Townships in area for No Development Zone, earmarked in Regional plan can be allowed. However, such development shall be in such a way, that the spirit and character of these zones, is not lost and the project does not hamper the environmental considerations. For this purpose, development would be permitted with lower built up area/ FSI values and further such lands that are required to be kept open from security/ safety/hygienic/environment point of view or lands which are not suitable for being Developed for special township in view of the nearness to any historical monument of archeological sites, and land of natural scenery and landscape shall not be permitted for development of Special Township Project.
- (ii) Development of Special Township Project in No Development Zone, contained in the Regional plan shall be permissible subject to conditions that 50 % of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50 % land with gross built up area/ FSI of 0.2 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as

development of land under the scheme.

(ii) Land falling under Residential Zone, Agricultural Zone and Green Zone shall be developed as per the provisions of planning scheme. As regards 50 % of land which is required to be developed under Residential Zone, same shall be made free of encumbrances and development permissible in residential zone. Development permissible in green zone shall be limited to green zone activities. Development permissible in agricultural zone shall not be permissible therefore.

(iii) All provisions of Regulation No. 10 shall apply to the development of Township in Model Townships.

Land proposed for inclusion to S.T.P. Scheme in Residential Township falls in Residential Zone from N.W. side of Sankeshwar Road. In such area the provisions applicable to such area shall be as per Residential Zone of the scheme. If any area under the scheme falls in Agricultural Zone, then the provisions applicable to such area shall be as per Agricultural Zone of the scheme. The area under the scheme shall be proportionate to the area under the respective zoning in model townships.

Note:- Land proposed for inclusion to S.T.P. Scheme under Agriculture Zone (No Development zone) or Residential Zone (No command area of irrigation project) to 124 hectare of land in Sankeshwar Road (not available for sale) shall be developed by the developer

6. SALE OF PLOTS OR FLATS: No plot or flat shall be allotted for sale firstly to provide for basic infrastructure and as soon as basic infrastructure of plot/ flat shall be allowed unless the basic infrastructure as per Regulation no. 1-3 is completed by the developer to the satisfaction of the Collector. In case the development is proposed in Phases & sale permission is expected after completion of Phase wise basic infrastructure, such permission may be granted by the Collector. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided & completed phase wise by Developer. The plots earmarked for amenities, facilities, etc. shall be also simultaneously developed phase wise along with residential development.

7. PROCEDURE:

(A) **Locational Clearance:** The proposal for development of Special Township, shall be submitted to Government in Urban Development Department along with proposal to Director of Town Planning Maharashtra State, Mumbai for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government after consultation with the Director of Town Planning and Environment Department of the state Government within a period of 90 days from the date of receipt of remarks from all concerned Departments & after completion of all prescribed procedure specified in Regulation No. 1, 2 above and compliance of any such document as may be required by Government.

(B) **Letter of Intent:** Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to Collector, Jalgaon for issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50 % of area under scheme and other particulars as decided and directed by Collector, Jalgaon. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued

within a period of 45 days from the date of receipt of the completed full & final proposal. The letter of intent shall be valid for six months.

(C)(i) Final Approval : The Developer shall submit the layout plan of the entire township area, sector-wise detailed building plans and details of phasing, for final sanction to the Collector, Jalgaon. The developer shall also submit an undertaking or execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15% of its development costs. The Collector Jalgaon shall grant approval to layout plan and sector wise detailed building plan in consultation with Deputy Director of Town Planning, Nashik Division, Nashik within the stipulated period on terms and conditions as may be determined by Collector Jalgaon & Deputy Director of Town Planning, Nashik Division, Nashik. After such sanction no change in proposed FSI of any plot of the scheme is permissible.

The period required by the Collector for Technical consultation with Deputy Director of Town Planning, Nashik Division, Nashik shall not be computed.

Any one aggrieved by an order passed under prevailing Byelaws may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra State, Pune. The appeal shall be cleared within 60 days.

(ii) Every application shall be accompanied by:

ii (a) Ownership Document : 7/12 extract/ Property Card, ownership right Document in original with list of such documents.

(b) Extent : Village maps showing the extent of area and authenticated measurement plan/ gut book of the land in original and list of such documents.

Authenticated copies of locational clearance and letter of intent.

(d) Layout and building plans: i) Layout plan showing all details of area utilized under roads, open spaces for parks, garden and playground amenities.

ii) Detail layout plan building plans of all development with area of all sector and individual plots and built-up area/FSI proposed on each sector and plot.

- iii) Detail Report comprising of expected population, requirement of amenities and proposed amenities with reference to prevailing planning standards approved by Government and sources of all basic amenities and it's details about implementation and maintenance & Taxes.
- iv) Details of zoning and area under such zone.
- v) Details of FSI/Total built up area proposed to be utilized in scheme.
- vi) Details of Eco friendly amenities provided
- vii) Plan showing Road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways with area details.
- viii) Details of solid waste management plan.
- ix) All other documents as determined and directed by Collector , Pune.

Note : The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner/developer by the Government /Collector.

8. Implementation & completion :

- i) Development of Basic infrastructure & amenity shall be completed by the developer to the satisfaction of the Collector as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.

ii) No building in the scheme is permitted to be occupied in any manner unless occupation certificate is issued by Collector, in consultation with local Branch officer of Town Planning & Valuation Department.

iii) Final completion certificate for the scheme is to be issue by Collector in consultation with local Branch officer of Town Planning And Valuation Department, Maharashtra Pollution Control Board, Forest Department as far as tree plantation is concerned and fire officer of state Government.

9. Interpretation: If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of these Regulation shall be final and binding on all concerned.



(Sudhakar Nangnure)
Deputy Secretary to Government.